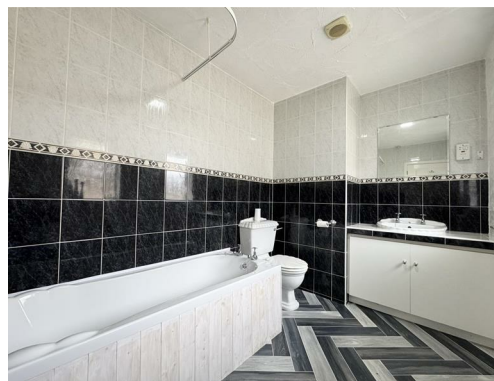


53 Westfield Avenue,
Skelmanthorpe HD8 9AH

PCM
£1,300 PCM



THIS THREE BEDROOM NEUTRALLY DECORATED TRUE BUNGALOW SITS IN A QUIET LOCATION WITH GORGEOUS COUNTRYSIDE VIEWS TO THE REAR.

AVAILABLE IMMEDIATELY / UNFURNISHED / NO SMOKERS / BOND £1500 / COUNCIL TAX BAND D

PAISLEY
PROPERTIES

PORCH 3'9" apx x 4'10" apx

You enter the property through a glazed white UPVC door into the porch. Here you will find wall hooks for coats and space to remove shoes on arrival. Practical quarry tiles run under foot and a part glazed white UPVC door leads to the kitchen.

DINING KITCHEN 19'4" apx x 9'4" apx

This modern dining kitchen has two distinct areas. The kitchen is fitted with a range of beech base and wall units, dark laminate worktops, tiled splashbacks and a one and a half bowl stainless steel sink with mixer tap. Cooking facilities comprise a white freestanding gas oven with a stainless steel extractor fan over. There is space and plumbing for a washing machine and room to accommodate a tall fridge freezer. There are spotlights to the ceiling and wood effect laminate flooring runs under foot. A side facing window to the kitchen area and a shallow bay window looking out to the garden from the dining area, allow natural light to flood into the space. There is also an abundance of space to allow for a large dining table. A white uPVC door leads to the porch and an archway leads through to the property's lounge.



LOUNGE 18'11" apx x 10'7" apx



This light and airy lounge has a gas fire in a white marble surround as a focal point, Wood flooring runs under foot and two antique brass ceiling lights light the room well. A sliding patio door opens to the conservatory and is fitted with an antique brass finish curtain pole. An archway leads through to the dining kitchen and a door leads to the hallway.

CONSERVATORY 8'8" apx x 9'9" apx



This lovely addition to the property has wood flooring under foot, a black ceiling fan light and a set of French doors leading out to the garden. There is space for lounge furniture or this could alternatively make a lovely playroom or home office. A sliding patio door leads back into the lounge.

HALLWAY

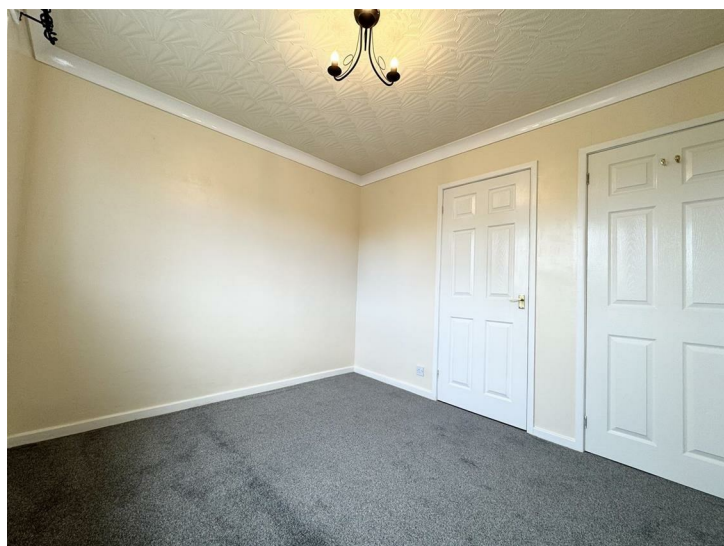
The L-shaped hallway has wood flooring under foot, a large hatch allowing access to the loft and an antique brass finish light fitting. Doors lead to the lounge three bedrooms and the house bathroom. Two large built-in cupboards offer some storage and house the property's hot water expansion vessel. A white UPVC door with decorative stained glass panels leads out to the side of the property.

BEDROOM ONE 10'0" apx x 11'9" apx to wardrobes



This good sized double bedroom benefits from a full range of fitted maple effect bedroom furniture incorporating wardrobes alongside a dressing table. A lit pellet above the dressing table provides extra light and a central satin chrome light fitting illuminates the room well. A bay window fitted with vertical blinds allows natural light to flood in and there is a satin chrome curtain rod ready for curtains. Grey carpet runs under foot. A door leads to the hallway.

BEDROOM TWO 8'10" apx x 10'0" apx



This second double bedroom is neutrally decorated with grey carpet underfoot and can be found to the front of the property. A window which looks out to the front is fitted with vertical blinds and has a black metal curtain rod. A built-in cupboard offers some shelved storage and there is ample space to accommodate freestanding bedroom furniture. A door leads to the hallway.

BEDROOM THREE 9'4" apx x 7'10" apx



This third single bedroom has a Velux sky light allowing natural light to enter, it again is neutrally decorated with grey carpet under foot and a spotlight bar to the ceiling. Doors lead to the hallway and the ensuite bathroom.

EN SUITE 5'8" apx x 7'10" apx



This modern ensuite bathroom is fitted with a white vanity unit incorporating cupboards with a hand wash basin with chrome mixer tap and a concealed cistern WC, this sits alongside a large quadrant shower enclosure fitted with an electric shower system. Beige tiles adorn the walls and there is tile effect laminate flooring running underfoot. There are spotlights to the ceiling. An obscure glass block wall allows extra daylight from the ensuite into the bedroom. An obscure window allows natural light to flood in. A door leads to the bedroom.

BATHROOM 6'5" apx x 9'10" apx



This monochrome bathroom is fitted with a white shell suite comprising a tiled vanity alcove with cupboards below an integrated hand wash basin with chrome taps, a matching low-level WC and a bath with chrome taps and an electric shower over. The walls are tiled with a combination of black and pale grey tiles with a decorative border tile with gold accents. There is patterned wood effect vinyl flooring under foot. Two obscure windows, which are fitted with royal blue roller blinds, allow natural light to enter and a door leads to the hallway.

EXTERIOR



To the front of the property is a block paved driveway with space for several vehicles, in front of a garage with an up and over door. The driveway continues down the side of the property to a generous enclosed rear garden which has a patio area, well established planted borders, a lawn and a decked area for garden furniture. Beyond the garden is an extra portion of land where there are raised beds for growing veg. A gate leads out to the lane which runs between the property and the farmer's fields.



LETTINGS INFORMATION

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

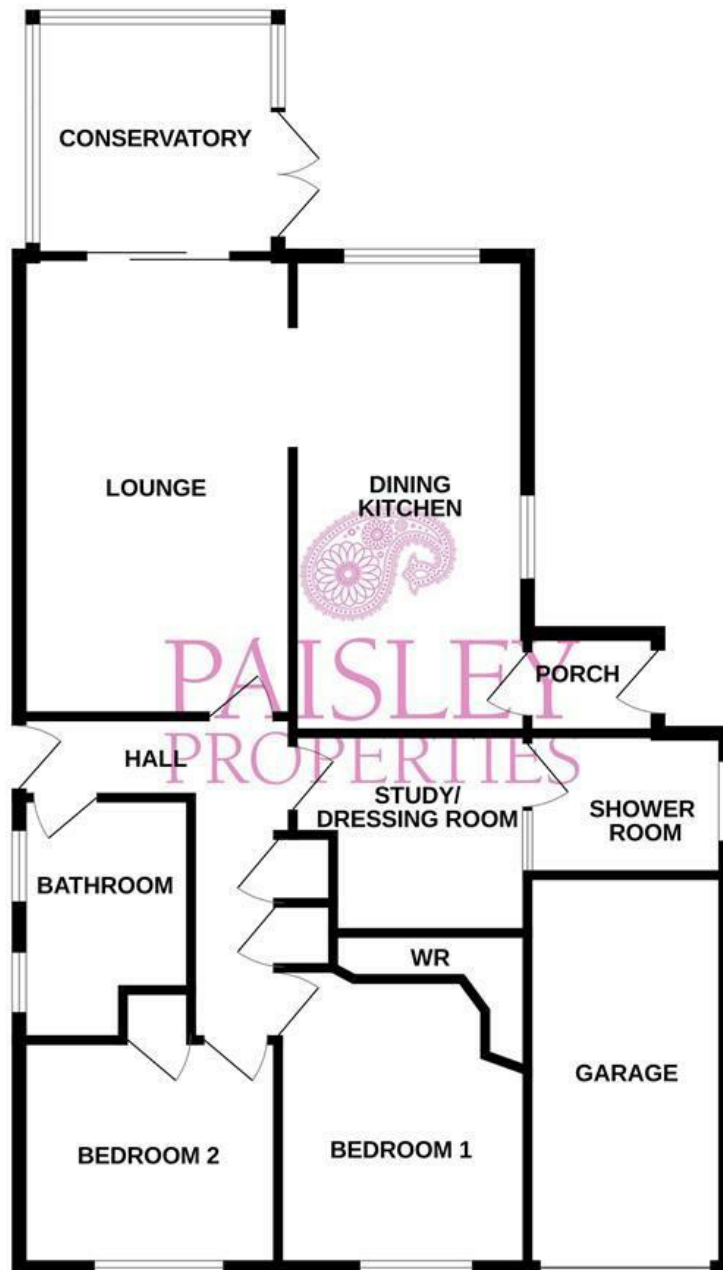
PAISLEY PROPERTIES

Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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